

**SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
MONDAY, APRIL 21, 2008  
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of April 21, 2008, was called to order by Acting Chair Stafford at 5:15 p.m.

Present: Committee Members – Kiser, Slater and Stafford.

Absent: Committee Members – Reyes and Selleseth.

Also Present: Senior Planner David Morimoto and Junior Planners Caguiat and Bereket.

2. MINUTES

a) February 11, 2008 minutes continued.

3. REVIEW ITEMS

a) **Request for Site Plan and Architectural Review Committee approval for a major remodel of an existing restaurant at 514 West Kettleman Lane.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout of the project. Mr. Bereket explained that the application will convert an existing Boston Market Restaurant into a McDonald's Restaurant. The conversion of the restaurant will include re-facing the exterior façade, expanding the existing drive-through driveway, relocation of the refuse enclosure and will incorporate the traditional McDonald's colors and signage. Staff also mentioned that no parking stalls are being removed and handicap parking stalls will be expanded.

After staff's presentation, the Committee asked a few questions about the project. Member Kiser asked about the location of the trash enclosure and the possible odor because of it's proximity to the sidewalk. Staff assured the Committee that the trash enclosure will remain close at all times. Member Stafford wanted to know if it's possible to require a trellis cover above the trash enclosure. Mr. Morimoto explained that it may be difficult for the garbage company to lift the refuse if the enclosure has a cover. Staff suggested that the Committee may look into creeping vines or other methods of landscaping to cover the wall surrounding the enclosure.

The project manager, Rich Ochoa spoke and further described the project for the Committee and answered questions regarding the design features of the project including the colors and materials used for the building. Member Stafford asked about the installation of bicycle racks on the project. The applicant replied that bicycle racks are encouraged and they will provide it. Member Slater inquired about a possible opportunity for a clock or temperature sign. The applicant said that they may be able to entertain the idea. Mr. Morimoto asked the applicant the hours of operation for the new McDonald's. The applicant replied that the drive-through portion of the business will operate twenty four hours a day.

MOTION / VOTE:

SPARC, on motion of Acting Chair Stafford, second by Member Kiser, approved the request of Lance Crannell on behalf of McDonald's USA, LLC for a major remodel of an existing restaurant at 514 West Kettleman Lane subject to the conditions recommended by staff with the following addition:

1. The landscaping plan shall be increased around the trash enclosure and include vines that will grow up the enclosure wall in an effort to further screen the trash enclosure from the adjacent sidewalk/street.
2. As discussed at the meeting, the applicant shall explore the concept of incorporating a time and temperature sign within the design of the project. This can be coordinated with City staff.

The vote was as follows:

Ayes: Kiser, Slater and Acting Chair Stafford.

Noes: None.

Absent: Reyes and Selleseth.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:00 p.m.

ATTEST:

Immanuel Bereket  
Junior Planner